

7532 6921

1 THIS INDENTURE WITNESSETH, That PEGGY M. STIVERS, who was formerly Peggy M.
2 Sloan, and ELDON V. STIVERS, her husband; and ROBERT SLOAN, a single man,
3 Grantors, for and in consideration of the sum of Ten Dollars to them paid, have
4 bargained and sold and by these presents do grant, bargain, sell and convey
5 unto D. C. MORROW and ELIZA MORROW, husband and wife, Grantees, the following
6 described premises situated in Klamath County, Oregon, to-wit:

7 Lot 13, of Sportsman Park, Klamath County, Oregon, according to the
8 official plat thereof on file in Klamath County, Oregon.

9 Subject to: The agreement of January 25, 1924, recorded February 15,
10 1924, in Vol. 63 at page 460 of Klamath County, Oregon, deed records
11 concerning the operation of the dam and control of the water levels of
Upper Klamath Lake; reservations contained in the dedication of Sports-
man Park; any easements of record; and to building and use restric-
tions contained in agreement between grantors and grantees as follows:

- 12 (1) That grantees will not suffer or permit any unlawful, unsightly or
13 offensive use to be made of said premises nor will they suffer or
14 permit anything to be done thereon which may be or become a nui-
15 sance or annoyance to the neighborhood.
- 16 (2) That they will use said premises solely as a residence or summer
17 home site.
- 18 (3) That each said lot shall never be subdivided nor shall any less
19 portion than the whole of said lot ever be sold, leased or con-
20 veyed, and that no building except one summer home or residence
21 and the usual and necessary outbuildings thereto shall ever be
22 erected thereon.
- 23 (4) That no building shall ever be erected within 5 feet of any
24 exterior property line.
- 25 (5) That the foregoing covenants are appurtenant to and for the benefit
26 of each and every other lot in said Sportsman Park and shall forever
27 run with the land and shall bind the premises herein conveyed for
28 the benefit of each and every other lot in said addition and the
29 foregoing covenants and restrictions shall be incorporated in and
30 made a part of each and every other deed or conveyance hereafter
31 executed for the purpose of conveying these premises.

32 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
said grantees as an estate by the entirety. And the grantors do hereby covenant
to and with the grantees, and their assigns, that they are the owners in fee
simple of said premises; that they are free from all incumbrances except those
above set forth and those which may have been incurred by grantees; and that
they will warrant and defend the same from all lawful claims whatsoever, except
those above set forth and any suffered or created by grantees.

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6922

IN WITNESS WHEREOF, They have hereunto set their hands and seals this
10th day of December, 1965.

Peggy M. Stivers (SEAL)
Eldon V. Stivers (SEAL)
Robert Sloan (SEAL)
By Peggy M. Stivers
His Attorney-in-Fact

STATE OF OREGON)
County of Klamath) SS

BE IT REMEMBERED, That on this 22 day of December, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Peggy M. Stivers (who was formerly Peggy M. Sloan) and Eldon V. Stivers, her husband, who are known to me to be the identical individuals described in and who executed the foregoing instrument and acknowledged the same to be their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Hannibal P. Cottland
Notary Public for Oregon

My Commission Expires: 7-20-67

STATE OF OREGON)
County of Klamath) SS

December 22, 1965

Personally appeared Peggy M. Stivers (who was formerly Peggy M. Sloan) who being duly sworn, did say that she is attorney-in-fact for Robert Sloan, a single man, and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

Hannibal P. Cottland
Notary Public for Oregon

My Commission Expires: 7-20-67

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record in
this 22nd day of July
duly recorded in Vol. 1111, p. 1111
By John A. Smith, County Clerk

Deed - Page 2.

DANONG, DANONG,
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Minerva
John A. Smith
County Clerk